

**Minutes of the
City Council Meeting
Eagleville City Hall, Eagleville, TN
Thursday, May 30, 2024 – 7:00 PM**

1) MAYORS WELCOME and CALL TO ORDER

Mayor Chad Leeman called the meeting to order at 7:39 p.m.

2) ROLL CALL

The roll was called by City Recorder Christina Rivas.

PRESENT:

Mayor Chad Leeman
Councilman Jason Blair
Councilman Craig Campbell
Councilman Ryan Edwards
Councilman Chris Hendrix

ABSENT:

Vice Mayor Bill Tollett
Councilman Brandon Emamalie

STAFF:

City Manager Hellyn Riggins
City Attorney Stephen Aymett
Fire Chief Jonathan Armstrong
Officer Joshua Silva-Bieber

City Recorder Christina Rivas
Management/Finance Consultant Mike Walker
Chief David Breniser

3) INVOCATION/PLEDGE OF ALLEGIANCE

Mayor Chad Leeman gave the Invocation and asked Councilman Hendrix to lead the Pledge of Allegiance.

4) ADOPTION OF THE AGENDA

Councilman Blair moved to adopt the agenda.

Councilman Hendrix seconded the motion.

The **MOTION** passed 5-0.

5) CITIZENS' INPUT

Mr. Aaron Coffey of 1460 Highway 41A South showed Council materials that he had gathered off of an ingress/egress easement that traverses his property, which had accumulated over the last two weeks. He stated that it is his understanding the dust contains carcinogens and he has endured issues with it being airborne on his property.

Mr. Coffey stated that his late parents owned Shardane Fishery, which is now closed. In the past few years, an industrial trucking operation opened to the rear of his property which uses the ingress/egress. He stated that during the course of the five year operation, the road was heavily damaged by the wear and tear of thousands of tri axle dump trucks. He noted that the dump trucks carried solid waste and demolition materials to the rear property at any hour and on any day.

Mr. Coffey informed Council that in 2020, Rutherford County approved the site for a home based business. He noted that, subsequently, an investigation ensued which halted sales from the property. He emphasized that the neighbor's easement cuts through his property. He explained that the Tennessee Department of Transportation (TDOT) approved the site as a waste burrow dump site in 2021. The property was then used as a facility for repurposing concrete known as Recycled Concrete Aggregate (RCA). Mr. Coffey stated that his late mother/former property owner was never made aware that this activity was taking place on the property.

He noted that after he and his sister inherited the property, the neighbor began repairs to the shared easement. He continued to make Council aware of the following:

- The repairs have been ongoing for two years without completion.
- The "contaminated" material creates a tremendous amount of dust which consumes the majority of the property.
 - The area is less than 100 feet from his house, pavilion, workshop and hay fields.
 - Dust from the easement was tested for crystalline silica and confirmed that it was carcinogenic.
- The State of Tennessee and Rutherford County are holding Mr. Coffey and his sister liable for the cleanup and have shut down their business and will not allow them to reopen.
 - They cannot sell the property without disclosing this issue.
 - The estimate for cleanup is \$70,500.

Mr. Coffey requested that the City enforce Municipal Code 13.102 for dust.

He noted that his property is in the City and the area behind his property is in Rutherford County. It was elucidated that his father gave the easement to the City many years ago.

Mayor Leeman directed that City Attorney Stephen Aymett and City Manager Hellyn Riggins meet with Mr. Coffey to review options.

6) **ADOPTION OF THE CONSENT AGENDA**

a. Approval of Minutes

Work Session – April 11, 2024

Regular Meeting – May 2, 2024 (Postponed from April 25, 2024)

b. Financial Report – April 2024

Councilman Blair moved to adopt the agenda.

Councilman Hendrix seconded the motion.

The **MOTION** passed 5-0.

7) **MAYOR AND COUNCIL PRESENTATIONS**

There were no presentations.

8) **DEPARTMENT REPORTS**

Mayor Leeman noted that department reports were in the packet.

9) **CITY MANAGER REPORT**

10) **OLD BUSINESS**

There was no Old Business.

11) **NEW BUSINESS**

a. **Approve or Deny ORDINANCE 2024-001AN ORDINANCE AMENDING ORDINANCE 2023-001 (ANNUAL BUDGET) (Second Reading)**

Councilman Blair moved to approve Ordinance 2024-001.

Councilman Campbell seconded the motion.

The **MOTION** passed 5-0.

b. **Approve or Deny ORDINANCE 2024-002 AN ORDINANCE FOR FISCAL YEAR 2024-2025 ANNUAL BUDGET (Second Reading)**

Councilman Hendrix moved to approve Ordinance 2024-002.

Councilman Campbell seconded the motion.

The **MOTION** passed 5-0.

c. **Approve or Deny the wording for dedication Cornerstones for Public Safety Center**

Councilman Blair moved to defer Item 11c to the next Work Session (May 30, 2024).

Councilman Edwards seconded the motion.

The **MOTION** passed 5-0.

12) MAYOR'S AND COUNCIL'S CLOSING REMARKS

Mayor Leeman reminded those in attendance to be aware that the children of the community are on summer break and to drive carefully.

13) ADJOURNMENT

Mayor Leeman confirmed that there was no further business and adjourned the meeting at 7:50 p.m.

Approved by:



Mayor Chad Leeman

Submitted by:



City Recorder Christina Rivas

Date minutes approved: June 27, 2024